



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 0966691 B.C. LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDC

Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution (the “Application”) made by the Tenant for money owed or compensation for damage or loss under the *Residential Tenancy Act* (the “Act”), regulation or tenancy agreement.

The Tenant and an agent for the Landlord appeared for the hearing. At the start of the hearing, I spoke to the parties about written evidence which had been submitted by the Landlord which indicated that the Landlord was willing to settle the Tenant’s monetary claim in the amount of \$1,480.00 in relation to Section 51(2) of the Act.

The Landlord’s agent confirmed this position and reaffirmed his written proposal to settle the Tenant’s claim in this amount. The Tenant considered the Landlord’s proposal and accepted the Landlord’s offer of settlement. As a result, no evidence was heard in respect of the Tenant’s Application.

The Tenant agreed to amend his Application to include the correct address of the Landlord which was provided during the hearing. The Application was amended accordingly, pursuant to Section 64(3) (c) of the Act.

Settlement Agreement

Pursuant to Section 63 of the Act, the arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. .

The Landlord agreed to pay the Tenant monetary compensation in the amount of **\$1,480.00** in accordance with the compensation requirements in relation to Section 51(2) of the Act.

The Tenant's copy of this decision is accompanied with copies of a Monetary Order which is enforceable **if** the Landlord fails to make payment forthwith after receipt of this decision.

The Landlord is cautioned to retain evidence relating to proof of this payment.

Conclusion

For the reasons set out above, I grant the Tenant a Monetary Order pursuant to Section 67 of the Act in the amount of **\$1,480.00**. If the Landlord fails to make payment, this order must be served on the Landlord and may then be filed in the Provincial Court (Small Claims) and enforced as an order of that court.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under section 9.1(1) of the Act.

Dated: June 17, 2014

Residential Tenancy Branch

